



After recording please mail to:
Crimson Park Townhomes, L.L.C.
113 East 200 North, Suite 2
St. George, UT 84770

**SUPPLEMENTARY DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
CRIMSON PARK – PHASE 3**

Crimson Park Townhomes, L.L.C., a Utah limited liability company, as Declarant, pursuant to Article 13 of the Declaration of Covenants, Conditions, and Restrictions for CRIMSON PARK TOWNHOMES, dated the 22ND day of February, 2021, and recorded on the records of the Washington County Recorder on the 22th day of March, 2021, as Document Number 20210019808, ("Declaration"), and as amended, hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Crimson Park Townhomes.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Crimson Park Townhomes:

**SEE EXHIBIT A
(ATTACHED HERETO)**

Declarant hereby declares the real property as described on Exhibit A is within the Annexable Territory pursuant to the Declaration and the Plat recorded therewith, and that said property is to be held, sold, conveyed, encumbered, leased, occupied and improved as part of the properties subject to the Declaration.

Declarant reserves the right to expand the borders of annexable territory to real property as provided in the Declaration, but with no obligation to do so and no claim as to right, title, or interest to said real property.

All Lots added to the Properties as described in the Declaration shall be for residential purposes, except as otherwise provided in the Declaration. Declarant reserves unto itself and its assigns the right to create Common Area(s) and Improvements thereon, within any portion of the annexed real property. Declarant makes no assurances that such Common Areas or Improvements will be established.

Declarant hereby reserves all rights, powers, and authority granted to it in the Declaration. All property subject to this Supplemental Declaration shall be subject to the terms and conditions of the Declaration.

Dated this 15 day of August, 2022.

DECLARANT:
Crimson Park Townhomes, L.L.C.

[Signature]
By: Ryan Thomas
Its: Manager

STATE OF UTAH,)
)SS.
County of Washington.)

On this the 15 day of August, 2022, before me
Brendan J Snow, a notary public, personally appeared Ryan
Thomas, proved on the basis of satisfactory evidence to be the person whose name is
subscribed to in this document, and acknowledged they executed the same.



[Signature]
Notary Public

EXHIBIT A
LEGAL DESCRIPTION
CRIMSON PARK TOWNHOMES – PHASE 3

BEGINNING AT THE NORTHEASTERLY BOUNDARY CORNER OF THE CRIMSON PARK - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°14'29" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1773.891 FEET AND NORTH 00°44'19" EAST 344.996 FEET FROM THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 89°14'29" EAST BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 2). AND RUNNING THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID CRIMSON PARK – PHASE 2 SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) NORTH 54°16'12" WEST 229.382 FEET; AND (2) NORTH 89°16'29" WEST 87.620 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF THE CRIMSON PARK – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) NORTH 00°43'31" EAST 77.500 FEET; (2) SOUTH 89°16'29" EAST 36.465 FEET; (3) NORTH 00°43'31" EAST 126.277 FEET; (4) SOUTH 89°16'29" EAST 39.919 FEET; AND (5) NORTH 00°43'31" EAST 139.723 FEET TO THE SOUTHERLY BOUNDARY OF THE BEDFORD SUBDIVISION AND CENTERLINE OF TREASURE VALLEY ROAD, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°16'29" EAST ALONG SAID SUBDIVISION BOUNDARY AND ROAD CENTERLINE, A DISTANCE OF 238.585 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SAID BEDFORD SUBDIVISION AND THE WESTERLY BOUNDARY OF THE 4200 SOUTH STREET EXTENSION ROADWAY DEDICATION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID ROADWAY DEDICATION THE FOLLOWING (3) THREE COURSES: (1) SOUTH 00°43'31" WEST 30.000 FEET; (2) SOUTH 89°16'29" EAST 26.205 FEET TO A POINT OF CURVATURE; (3) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 280.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°06'46", A DISTANCE OF 137.285 FEET; THENCE SOUTH 41°13'00" EAST 28.473 TO SAID 4200 SOUTH STREET EXTENSION ROADWAY DEDICATION AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 80°53'42" WEST); THENCE ALONG SAID ROADWAY DEDICATION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) RUNNING SOUTHERLY ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 44°50'05", A DISTANCE OF 19.563 FEET; (2) SOUTH 54°16'12" EAST 35.500 FEET; AND (3) SOUTH 54°37'50" EAST 4.000 FEET; THENCE SOUTH 35°44'05" WEST 426.825 FEET TO THE POINT OF BEGINNING.

CONTAINS 154,407 SQ. FT., (3.545 ACRES)